

117.0

Map

0002

Block

0005.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,004,400 /

USE VALUE: 1,004,400 /

ASSESSED: 1,004,400 /

Total Card /

Total Parcel

1,004,400

1,004,400

1,004,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		DOTHAN ST, ARLINGTON

OWNERSHIP

Owner 1:	BRADY SHANE D/ TRUSTEE				
Owner 2:	KASD INVESTMENT TRUST				
Owner 3:					
Street 1:	670 N COMMERCIAL ST				
Street 2:					
Twn/City:	MANCHESTER				
St/Prov:	NH	Cntry:		Own Occ:	N
Postal:	03101	Type:			

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -		
Owner 2:	-		
Street 1:	98 RICHFIELD RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 8,773 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 2417 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8773		Sq. Ft.	Site		0	70.	0.74	6			Topo	-5					454,320						454,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8773.000	550,100		454,300	1,004,400
Total Card	0.201	550,100		454,300	1,004,400
Total Parcel	0.201	550,100		454,300	1,004,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	415.59	/Parcel:	415.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	151,300	0	8,773.	454,300	605,600	605,600	Year End Roll	12/18/2019
2019	101	FV	137,500	0	8,773.	447,800	585,300	585,300	Year End Roll	1/3/2019
2018	101	FV	137,500	0	8,773.	344,000	481,500	481,500	Year End Roll	12/20/2017
2017	101	FV	137,500	0	8,773.	324,500	462,000	462,000	Year End Roll	1/3/2017
2016	101	FV	137,500	0	8,773.	298,600	436,100	436,100	Year End	1/4/2016
2015	101	FV	136,900	0	8,773.	279,100	416,000	416,000	Year End Roll	12/11/2014
2014	101	FV	136,900	0	8,773.	257,000	393,900	393,900	Year End Roll	12/16/2013
2013	101	FV	136,900	0	8,773.	257,000	393,900	393,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	73355-6	1	9/27/2019		1,050,000	No	No		
MCDONNELL TERRE	71327-595	1	7/17/2018	Change>Sale	610,000	No	No		
HOUSE JUDITH L	51431-26		7/11/2008		358,500	No	No		
MCGOWAN DAVID C	46827-535		1/17/2006		351,000	No	No		
HARDY RICHARD/E	28302-478		3/13/1998		193,250	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	73355-6	1	9/27/2019		1,050,000	No	No		
MCDONNELL TERRE	71327-595	1	7/17/2018	Change>Sale	610,000	No	No		
HOUSE JUDITH L	51431-26		7/11/2008		358,500	No	No		
MCGOWAN DAVID C	46827-535		1/17/2006		351,000	No	No		
HARDY RICHARD/E	28302-478		3/13/1998		193,250	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	690	Heat App	10,000	C				
3/21/2019	387	Addition	185,000	O				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	690	Heat App	10,000	C				
3/21/2019	387	Addition	185,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
1/21/2020	SQ Returned	JO	Jenny O
9/25/2019	Permit Visit	DGM	D Mann
9/14/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	372	PATRIOT
3/17/2000	Inspected	276	PATRIOT
2/9/2000	Measured	264	PATRIOT
9/1/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1:	75304
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	23:36:15

LAST REV

Date	Time
05/19/20	14:38:43
apro	
9087	

Total AC/HA:

0.20140

Total SF/SM:

8773

Parcel LUC:

101

One Family

Prime NB Desc:

ARLINGTON

Total:

454,320

Spl Credit

Total:

454,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

